

Before the Board of Zoning Adjustment, D. C.

Application No. 11453, of Edward A. Saunders and Ernest L. Hopkins pursuant to Section 8207.2 of the Zoning Regulations for a special exception for approval of roof structure as provided by Sections 6305 and 3308 of the Regulations, and a variance pursuant to Section 8207.1 from the parking requirements as provided in Sections 7203.1 and 7206 of the Regulations to permit a reduction of required parking and attendant parking in a C-M-2 District at 2021 8th Street, N.W., Lots 894, 898, 900, 903, Square 2877.

PUBLIC HEARING: August 29, 1973

EXECUTIVE SESSION: September 11, 1973

FINDINGS OF FACT:

1. The proposed roof structure will be located on top of a five-story medical office building, containing mechanical equipment, elevator and stair housings, men and women's toilet, and locker rooms.

2. The penthouse-roof structure is below the statutory height limit of seventy feet (70')

3. The F.A.R. of the roof structure is 0.328 which is below the allowable 0.37 F.A.R.

4. The material and color of the street facade will be Brown face brick, glass and bronze curtain wall and the material and color of the roof structure will be brown face brick with cinnamon color terne metal.

5. The applicant's request for modification of the required amount of parking is a 20% reduction which is below the allowed 25% reduction the Board is empowered to grant under Section 6305 of the regulations.

6. The applicant will provide 64 parking spaces, 12 of which the applicant requests attendant parking because of the reduction in parking and the amount of anticipated vehicle movement in and out of the proposed medical building parking lot.

7. The ground water depth is eight feet to fifteen feet below the surface of the soil on the property as reported by the Foundation Test Services, Inc.

8. No opposition was registered.

CONCLUSIONS OF LAW:

Based upon the above findings of fact, the Board is of the opinion that because of the similar composition and color of the roof structure and street facade, that the roof structure will harmonize in architectural character, material and color with the main building.

The Board is also of the opinion that the special exception for reduction of parking should be granted and that the extremely high water table existing on the property site is a hardship within the meaning of Section 8207.11 of the regulations preventing the applicant from constructing under ground parking to meet the parking requirements.

ORDERED:

That the above application be GRANTED.

VOTE: 3-1-0, Mr. Harps not voting, Mr. McIntosh dissenting.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT.

ATTESTED BY: _____



JAMES E. MILLER
Assistant Secretary
for the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

FINAL DATE OF THIS ORDER: OCT 19 1973

Before the Board of Zoning Adjustment, D. C.

Application No. 11453, of Edward A. Saunders and Ernest L. Hopkins, pursuant to Section 8207.2 of the Zoning Regulations for a spacial exception for approval of roof structure as provided by Sections 6305 and 3308 of the regulations and a variance pursuant to Section 8207.1 from the parking requirements as provided in Sections 7203.1 and 7206 of the regulations to permit a reduction of required parking and attendant parking in a C-M-2 District at 2021 8th Street, N. W., Lots 894, 898, 900, 903, Square 2877.

HEARING DATE: August 29, 1974

EXECUTIVE SESSION: September 11, 1973 and May 21, 1974

ORDERED:

That the above application is hereby AMENDED to allow a change in height of the roof structure from 11 feet 9 inches to 12 feet 0 inches above the coping. The F.A.R. of the roof structure is still well within the permitted maximum allowable. Windows have also been added to the Penthouse.

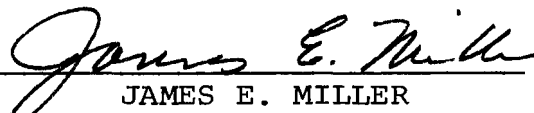
The revised plans approved by this Board are drawings numbered A-7 through A-10 and dated May 7, 1974.

VOTE:

3-0 (Mr. Harps and Lilla Burt Cummings abstaining)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:


JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER:

JUN 03 1974